

KAMINOWITZ MICHAEL J & NOEMI
54129 JONAS DR
CALLAHAN, FL 32011

37-1N-25-299C-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY																													
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD									
Exterior Wall		25		MOD METAL 60		0820		02		2,600		107.4000		91.29		237,354		1973		1985		0		0		0 70.00		30.00		Tax Group: 6		Tax Dist:							
Exterior Wall		05		AVERAGE 40		1		M/H 93-		0%		0		Heated Area: 2330		HX Base Yr												BUILDING MARKET VALUE		71,206									
Roof Structur		03		GABLE/HIP 100																								TOTAL MARKET OB/XF VALUE		0									
Roof Cover		03		COMP SHNGL 100																								TOTAL LAND VALUE - MARKET		51,000									
Interior Wall		04		PLYWOOD 80																								TOTAL MARKET VALUE		122,206									
Interior Wall		05		DRYWALL 20																								SOH/AGL Deduction		50,500									
Interior Floo		14		CARPET 90																								ASSESSED VALUE		71,706									
Interior Floo		08		SHT VINYL 10																								TOTAL EXEMPTION VALUE		0									
Air Condition		03		CENTRAL 100																								BASE TAXABLE VALUE		71,706									
Heating Type		04		AIR DUCTED 100																								TOTAL JUST VALUE		122,206									
Bedrooms				4 100																								NCON VALUE		0									
Bathrooms				2 100																								INCOME VALUE											
Frame		02		WOOD FRAME 100																								PREVIOUS YEAR MKT VALUE		123,858									
Stories		1.		1. 100																																			
Units				0 100																																			
BUD8 Adjustme		06		DIST 1D 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA				08																															
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,330		100		1993		2,330		63,812																													
USP		72		50		1993		36		986																													
USP		468		50		2003		234		6,409																													
TOTALS		2,870						2,600		71,206																													
EXTRA FEATURES										54129 JONAS DR, CALLAHAN										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES									